

Send Tax Notice To:

Allen Gene Brown
19636 Highway 55 North
Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six-Thousand Two-Hundred and Fifty and NO/100 DOLLARS and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Julia Evans Guy and husband Willard Guy (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Allen Gene Brown (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the southwest corner of the SW1/4 of the SE1/4 of Section 1, Township 18 south, Range 1 east, Shelby County, Alabama and run thence North 90 00'00" East along the south line of said quarter-quarter a distance of 339.38' to the point of beginning of the parcel being described; Thence run North 17 13'39" East a distance of 458.94' to a point; Thence run South 71 55'11" East a distance of 130.03' to a point; Thence run North 72 05'11" East a distance of 141.70' to a point; Thence run South 17 13'39" West a distance of 462.32' to a point on the south line of said quarter-quarter section; Thence run South 90 00'00" West along said quarter-quarter line a distance of 257.44' to the point of beginning, containing 2.48 acres.

TO HAVE AND TO HOLD to the said Grantee, his, her, or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11 day of May, 1995.

Julia Evans Guy
Julia Evans Guy
Willard Guy
Willard Guy
Inst # 1995-12397

STATE OF ALABAMA
_____ COUNTY

05/11/1995-12397
03:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 15.00

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Julia Evans Guy and Willard Guy whose name(s) is signed to the foregoing conveyance, and who is know to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he executed the same voluntarily on the day of the same bears date.

Given under my hand and official seal this 11 day of May, 1995.

Heidi Ramey
Notary Public

My Commission Expires Dec. 10, 1997

Inst # 1995-12397